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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MINUTES
5 February 27, 2014
6

7 **PRESENT:** Chair Scott Richards, Commissioners John Stevens, James Malone, Amy Cardon,
8 and Levi Adams. Commissioners Eric Jensen, Dallin Nelson and Julia Whetman were excused
9 from the meeting.

10
11 **STAFF:** Community Development Director Ken Young, Planning Intern Marcus Wager, City
12 Engineer Degen Lewis and Planning Tech Barbara Johnson
13

14 Neighborhood Chair: Libby Flegal
15

16 The meeting started at 7:00 p.m.
17

18 Chair Richards welcomed everyone to the meeting.
19

20 **Commission Business:**
21

22 **a. Opening Remarks:** Commissioner Amy Cardon
23

24 **b. Agenda approval:**
25

- 26
 - 27 **MOTION:** Commissioner Stevens moved to approve the written agenda
28 as public record. Commissioner Malone seconded the motion, and the
29 Commissioners unanimously voted "Aye," Motion carried. It was noted
30 that agenda item #7 was removed.

31 **c. Staff Reports:**
32

- 33
 - 34 **MOTION:** Commissioner Stevens moved to approve the Staff Reports as
35 part of the public record. Commissioner Adams seconded the motion, and
36 the Commissioners unanimously voted "Aye," Motion carried.

37 **d. Declaration of conflicts and abstentions from commission members:** There
38 were no conflicts of interest.
39

1 **ITEM 1** Public Hearing to consider the request of Terry Larsen for a three lot Preliminary Plat
2 called Wade Springs Plat K located at approximately 1000 North 730 East in the R1-9 (Single
3 Family Residential) zone. **GROVE CREEK NEIGHBORHOOD**
4

5 Planning Intern, Marcus Wager, presented the staff report and an aerial view of the property. He
6 explained that the proposed plat is primarily to correct the lot lines between three lots,
7 eliminating two smaller parcels. A triangular parcel will be made part of Lot #1 and a long
8 narrow parcel will be made part of Lot Number 3. All of the lots must be more than the 9,000
9 square feet required in the zone. Lots Numbers 1 and 3 have existing homes on them that will
10 remain. Staff recommended approval of the proposed preliminary plat. It was noted that Mr.
11 Todd Baker was representing the applicant at the meeting.
12

13 The public hearing was opened. There were no public comments. The public hearing was
14 closed.
15

16 The Commission agreed that the proposed lot line corrections were logical changes.
17

18 **MOTION:** Commissioner Adams moved that the Planning Commission approve the Preliminary
19 Plat, known as Wade Springs Plat K, and adopt the exhibits, conditions and findings contained in
20 the staff report. Commissioner Malone seconded the motion and the Commissioners
21 unanimously voted "Aye". The motion carried.
22

23 **ITEM 2** Public Hearing to consider an amendment to the General Plan Land Use Map changing
24 the land use classification on 7.11 acres from Neighborhood Commercial to Low Density
25 Residential, located at approximately 100 East 1100 North. **BIG SPRINGS**
26 **NEIGHBORHOOD**
27

28 Mr. Wager presented the staff report and an aerial view of the property. He explained that when
29 the applicant presented Larsen Acres Plat "C," the City discovered that a portion of the western
30 side of the property needed to be rezoned in order to remain compliant. However, the General
31 Plan designation of Neighborhood Commercial on the property does not allow for the requested
32 rezone. The requested change to Low Density Residential fits with the General Plan intent for
33 properties north of 1100 North, and will permit the requested rezone. Mr. Wager explained that
34 three steps need to be taken by the applicant. First, an amendment needs to be granted to the
35 General Land Use Map. Secondly, a portion of the property needs to be rezoned, and lastly the
36 preliminary plat approval needs to be granted. The next two agenda items will address these
37 subsequent steps.
38

39 The intent for the current designation was to have small neighborhood commercial areas
40 throughout the City, however, nothing was ever put in place with regard to zoning for these areas
41 to function in this manner. There had been one previously designated Neighborhood
42 Commercial area at 600 West and 1800 North that was removed from the General Plan, and two
43 other areas on 200 South were proposed by the City to be removed from the General Plan. The
44 Commission further reviewed the aerial map.
45

1 The applicant, Ms. Susan Jarrett was present, and stated that she was surprised that their property
2 was placed in the Neighborhood Commercial zone. Director Young explained that this area was
3 identified as a potential Neighborhood Commercial location, when the General Plan was revised
4 by the City about seven or eight years ago. The zoning itself wasn't changed at that time;
5 however, those revisions made it possible for the zoning to be modified in the future if there was
6 ever a need. Since nothing has come forward over the years, Director Young explained that now
7 would be a good time for the City to move forward and amend the General Plan.

8
9 The public hearing was opened. There were no public comments. The public hearing was
10 closed.

11
12 Commissioner Malone expressed his support for removing the commercial out from this
13 neighborhood. He felt this amendment would be a good move forward for this particular area
14 and for the City.

15
16 **MOTION:** Commissioner Stevens moved that the Planning Commission recommend that the
17 City Council approve the request of Susan Jarrett to amend the General Plan with the removal of
18 the Neighborhood Commercial designation on properties located at approximately 170 East 1100
19 North, and adopt the exhibits, conditions, and findings contained in the staff report.
20 Commissioner Cardon seconded the motion, and the Commissioners unanimously voted "Aye".
21 The motion carried.

22
23 **ITEM 3** Public Hearing to consider rezoning approximately 1.6 acres from RR (Rural
24 Residential) to R1-12 (Single Family Residential) zone, for property located at approximately
25 170 East 1100 North. **BIG SPRINGS NEIGHBORHOOD**

26
27 Mr. Wager presented the staff report and displayed an aerial view of the property. He explained
28 that the applicant owns three lots on the west side of the property that do not meet the current
29 zone requirements. The General Plan allows for R1-12, R1-15 or higher. The applicant is
30 requesting a rezone from RR to R1-12. If the rezone is granted, all three lots on the property will
31 be in compliance with the General Plan.

32
33 Chair Richards pointed out that the property is also zoned R1-10. Director Young explained that
34 the City tried to designate lower density areas as the property moves further north. The area
35 from 1100 North to 1800 North was considered low density according to the General Plan. This
36 does not mean that all of the zones are in compliance; however, it was determined about eight
37 years ago that as the City moves forward with more zoning, these areas should comply with low-
38 density designations. Some of the zones that were established previously, such as the R1-10 fit
39 the guidelines for medium density. However, all of the properties that surround the subject
40 property are designated as low density residential zones. This means that the guidance from the
41 General Plan is that only low density residential zones should be applied, namely R1-12 and R1-
42 15. Staff recommended approval of the requested rezone.

43
44 The public hearing was opened.

1 Deanne Taylor gave her address as 1195 North 730 East, and asked for clarification on zoning
2 types. Chair Richards explained that R1-10 requires that lots be a minimum of 10,000 square
3 feet, whereas R1-12 requires a minimum lot size of 12,000 square feet. Therefore, the larger the
4 lot size requirement, the lower the density of the zone. Director Young added that "R" stands for
5 "residential" and the number one indicates "one unit per lot." Ms. Taylor concluded by
6 expressing her support for the proposal as a lower density zone. She felt it would be a good
7 place to expand the existing property.

8
9 The public hearing was closed.

10
11 Commissioner Stevens stated that while he is excited for the project to move forward, he is sad
12 to see the existing barn removed. Ms. Jarrett provided a historical background of the property.
13 She explained that the property has been in her family for several generations. Her children plan
14 to build here, and the existing buildings will remain. She stated that the soft rock building is
15 over 130 years old.

16
17 **MOTION:** Commissioner Malone moved that Planning Commission recommend that the City
18 Council approve the request of Susan Jarrett to rezone approximately 1.6 acres of property at
19 approximately 170 East 1100 North, from RR (Rural Residential) to R1-12 (Single Family
20 Residential) and adopt the exhibits, conditions, and findings contained in the staff report.
21 Commissioner Adams seconded the motion, and the Commissioners unanimously voted "Aye".
22 The motion carried.

23
24 **ITEM 4** Public Hearing to consider the request of Susan Jarrett for a six-lot Preliminary Plat
25 called Larsen Acres Plat "C" located at approximately 170 East 1100 North in the R1-12 (Single-
26 Family Residential) zone. **BIG SPRINGS NEIGHBORHOOD**

27
28 Mr. Wager presented the staff report and stated that the proposed plat will divide the existing
29 property into six lots. Existing Lot Numbers 1 through 3 are located in the R1-10 zone and each
30 has more than the required 10,000 square feet. With the approval of a rezone to R1-12, Lots 4
31 through 6 will also be in compliance by having more than the 12,000 square feet required. A
32 new street (170 East) will be built to accommodate the proposed subdivision. Staff
33 recommended approval of the preliminary plat.

34
35 Commissioner Stevens inquired about the new street. Engineer Lewis explained that storm drain
36 and sewer lines already exist in the corridor.

37
38 The public hearing was opened.

39
40 Mr. Desman gave his address as 1163 North 220 East. While he was supportive of the additional
41 residential area, he expressed concern with the new road. It appears to open onto 1100 North,
42 and several residents in the area are concerned with increased traffic through their neighborhood.
43 There is a school zone at the intersection of 1100 North and 300 East where several young
44 children live and play. Mr. Desman also stated that he has a deaf child, and their family moved
45 to a quieter area specifically to be in a safer neighborhood.

1 Engineer Lewis explained that the Ordinance requires cul-de-sacs be a certain length and used
2 only in instances when no other development plan is possible. Larsen Acres Plat A was
3 approved with the understanding that the neighborhood street network would continue outwards;
4 otherwise, the development as presented would not have been permitted. There was further
5 discussion on the matter.

6
7 Commissioner Malone understood Mr. Desman's concerns and explained that there have been
8 several instances in the past when individuals have come forward to speak about maintaining
9 their property in its current condition. Mr. Desman acknowledged the information presented and
10 asked how to go about putting in speed bumps and reducing the speed limit through the
11 neighborhood. The Commission encouraged Mr. Desman to present his concerns to the City
12 Council. It was noted that this item will be on the March 18, 2014 meeting agenda. Speaking
13 from personal experience, Commissioner Stevens encouraged Mr. Desman to rally with his
14 neighbors and speak with Engineer Lewis and the Chief of Police to reach possible solutions
15 such as speed bumps and stop signs. Commissioner Malone was optimistic that a compromise
16 could be made.

17
18 Laura Bloom gave her address as 1211 North 220 East and expressed concerns with traffic. She
19 stated that her children cross these roads every day to get to school and there are no sidewalks in
20 the area. Ms. Bloom wanted to know if plans included the addition of sidewalks and crosswalks.
21 It was noted that they will be added within the subdivision plat itself; namely, the portion of
22 1100 North and the 170 East, which is the new street.

23
24 Jacob Ross stated that he will be building in the area and does not want the roads to connect.
25 Therefore, he has no plans to connect them. He explained that they are paying for an asphalt
26 parking lot in one of the lots instead of installing asphalt between the two roads. This will create
27 a dead end for now. Mr. Ross hoped this information would help ease the matter. Mr. Ross
28 suggested that the school perhaps put a crossing guard in the area as well.

29
30 Deanne Taylor expressed her support for hiring a crossing guard.

31
32 Jim Griffin gave his address as 763 East 1100 North, and stated that he typically avoids driving
33 in the area during the school rush hours. He explained that kids don't pay attention to the traffic,
34 and drivers don't pay close attention either. Mr. Griffin pointed out that the new development
35 will increase the foot traffic as well as the number of cars in an already congested area. He
36 suggested that safety measures be put into place now. There was further discussion among the
37 Commissioners. Chair Richards noted that there is a joint responsibility with the school district
38 to address the concerns that have identified.

39
40 There were no further public comments. The public hearing was closed.

41
42 Commissioner Adams explained that the Planning Commission's jurisdiction is limited. He
43 acknowledged the concerns presented and expressed his appreciation for the comments made.

1 **MOTION:** Commissioner Cardon moved that the Planning Commission approve the
2 preliminary plat, known as Larsen Acres Plat C, and adopt the exhibits, conditions, and findings
3 contained in the staff report. Commissioner Malone seconded the motion, and the
4 Commissioners unanimously voted “Aye”. The motion carried.

5
6 **ITEM 5** Public Hearing to consider rezoning approximately 12.42 acres of property located at
7 approximately 600 West Center Street from MD (Manufacturing Distribution) to DV
8 (Downtown Village) zone. **LITTLE DENMARK NEIGHBORHOOD**

9
10 Mr. Wager presented the staff report and displayed an aerial view of the property. The applicant
11 was requesting approval of a rezone of approximately 6.7 acres from Manufacturing District to
12 Downtown Village. Staff thought it would be best to include the remaining properties in the
13 Manufacturing District zoned area with the proposed zone change. Included in the proposed
14 rezone was a total of approximately 12.42 acres located at approximately 500 West Center
15 Street. The property is currently zoned Manufacturing District, with a General Plan designation
16 of Commercial Retail.

17
18 The area is considered one of the gateways into downtown. As such the City feels it is best to
19 rezone the surrounding areas, as well as this subject property. Another reason for the proposed
20 rezone is to allow for the development of a senior congregate housing project. The current
21 zoning of Manufacturing District does not permit this type of development. The combination of
22 the Downtown Village zone with the Senior Housing Overlay will permit the proposed
23 development and provide a framework for architectural requirements that are in line with the
24 adjoining Downtown Village.

25
26 Commissioner Stevens asked if the architecture will differ from that found in the Downtown
27 Village zone. Staff explained that all new buildings included in the rezone will need to comply
28 with the guidelines found in the Downtown Village zone. It was noted that the senior housing
29 development is already planning their project around those requirements. Commissioner Malone
30 clarified that existing buildings will be grandfathered in. He reiterated that future developments
31 and updates will need to comply with the new requirements.

32
33 The applicant, Mr. Larry Lindstrom was present and gave his address as 1923 North 300 East, in
34 Lehi. Mr. Lindstrom was pleased with the proposed rezone and explained that the area is the
35 gateway into Pleasant Grove. He felt the proposed change will make the area look very
36 appealing.

37
38 The public hearing was opened.

39
40 Deanne Taylor expressed her support for the rezone, and stated that she is very excited to expand
41 the Downtown Village.

42
43 Darryl Cook was supportive of the rezone but requested that all of the Chinese Elm trees be cut
44 down as they are difficult to maintain.

1 There were no further public comments. The public hearing was closed.

2
3 Commissioner Malone agreed with the thoughts shared by the public and was in favor of
4 beautifying the downtown area.

5
6 **MOTION:** Commissioner Malone moved that the Planning Commission recommend that the
7 City Council approve the rezone of 12.42 acres of property located at approximately 500 West
8 Center Street from Manufacturing District (MD) to Downtown Village (DV) and adopt the
9 exhibits, conditions, and findings contained in the staff report. Commissioner Stevens seconded
10 the motion, and the Commissioners unanimously voted "Aye". The motion carried.

11
12 **ITEM 6** Public Hearing to consider applying the Senior Housing Overlay (SHO) on 6.7 acres on
13 property owned by Larry Lindstrom for a development known as Grove Crest located at
14 approximately 500 West Center Street. **LITTLE DENMARK NEIGHBORHOOD**

15
16 Mr. Wager presented the staff report and displayed an aerial view of the property. He explained
17 that City Code states that a senior housing overlay can be applied to properties within the
18 Downtown Village, CS-2, and C-N zones and the Grove Zone-Mixed Housing sub-district. With
19 the rezone of the property from Manufacturing District to Downtown Village, the project can
20 move forward. Mr. Wager explained that the maximum density permitted with the overlay is 24
21 units per acre. A concept plan was presented to the Commission, which showed 160 total units.
22 Staff recommended approval to apply the senior housing overlay.

23
24 Commissioner Stevens inquired about retail pads. Mr. Wager confirmed that there will be six
25 retail pads up front on Center Street. Staff also noted that the subject property will contain four
26 levels and no basements. Mr. Lindstrom added that they currently do not have plans for the
27 retail, and explained that traffic will be an issue due to the railroad. He also stated that he likes
28 to design buildings with street appeal and wants to maintain a historical look with this project.
29 He noted that this is how he has approached past projects. Commissioner Stevens requested that
30 Mr. Lindstrom attach photos of previous projects when submitting his proposal. Mr. Lindstrom
31 stated that he builds structures in such a way that they will continue to look good 10 to 15 years
32 from now. There was further discussion regarding landscaping and a possible walkway.

33
34 The public hearing was opened. There were no public comments. The public hearing was
35 closed.

36
37 Commissioner Malone was happy to see the City being improved and developed. Commissioner
38 Adams asked how many other senior housing developments are being proposed. Director Young
39 explained that there is another development to the west called Tuscan Gardens that was also
40 recently approved. Another development on 220 South was also approved, and those units are
41 four-plex homes that will be for sale.

42
43 **MOTION:** Commissioner Stevens moved that the Planning Commission recommend that the
44 City Council approve the request of Larry Lindstrom to apply the Senior Housing Overlay
45 (SHO) on 6.7 acres of property located at approximately 500 West Center Street, and adopt the

exhibits, conditions, and findings contained in the staff report. Commissioner Adams seconded the motion, and the Commissioners unanimously voted “Aye”. The motion carried

ITEM 7 Public Hearing to consider rezoning approximately 39.19 acres of property known as the Pipe Plant and Hansen properties from MD (Manufacturing Distribution) to R-1-8 (Single Family Residential) zone located at approximately 400 North 600 West (*item to be continued indefinitely.*) **LITTLE DENMARK NEIGHBORHOOD**

- *This item was cancelled and removed from the agenda.*

Review and approve the Minutes and Report of Actions from February 13, 2014.

It was determined that there were not enough Commissioners present to vote on the Minutes and Report of Actions from the February 13, 2014, Planning Commission Meeting. Approval of the Minutes was continued to the next meeting.

Business:

Commissioner Stevens announced the Heroes Behind the Badge event, which will take place on Friday, February 28, 2014. He stated that he has tickets for anyone who is interested in attending.

MOTION: Commissioner Stevens moved to adjourn. Commissioner Malone seconded the motion, and the Commissioners unanimously voted “Aye”. The motion carried.

The meeting adjourned at 8:09 p.m.

Planning Commission Chair

Barbara Johnson, Planning Tech

Date Approved
